

TIA 38-14011-M

43743

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

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This Indenture Witnesseth, THAT Bobby B. Ross and Dorothea Ross, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto Jerry A. Maddox and Ramona F. Maddox, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A tract of land more particularly described as follows: Beginning at an iron pin which lies North 1°5' East along the West 40 line of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian a distance of 136.8 feet from the iron pin which marks the Southwest corner of said Lot 3 and running thence North 26°39' East a distance of 762.9 feet to an iron pin; thence North 63°21' West a distance of 150 feet to an iron pin; thence South 26°39' West a distance of 450.5 feet to an iron pin on the said West 40 line South 1°5' West a distance of 346.5 feet, more or less, to the point of beginning, in Lot 3 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian.

Beginning at an iron pin which marks the Southwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence North 89°26' East along the South 40 line a distance of 101.8 feet to an iron pin; thence North 26°39' East a distance of 841.7 feet to an iron pin; thence North 63°21' West a distance of 150 feet to an iron pin; thence South 26°39' West a distance of 762.9 feet to an iron pin which is on the West 40 line of said Lot 3; thence South 1°5' West along the said West 40 line a distance of 136.8 feet, more or less, to the point of beginning, in Lot 3 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Easements and rights of way of record and apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,750.00
~~However, the actual consideration includes other property which is part of the consideration.~~
 (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 10th day of March, 19 72

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. March 19 72
 Personally appeared the above named Bobby B. Ross and Dorothea Ross, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

LINDA L. PENNEY

Notary Public for Oregon

My commission expires 1-20-76

Linda L. Penney
 Notary Public for Oregon.
 My commission expires 1-20-76

After recording return to:
 Mr. and Mrs. Jerry A. Maddox
 2540 Vine

Klamath Falls, Oregon 97601

From the Office of
 GANONG, GORDON & SISEMORE
 538 Main Street
 Klamath Falls, Oregon 97601

Tape to: Dept. of Vets
 1225 Hwy 10 SE
 Salem, OR 97310

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of February 1978, at 10:49 o'clock A.M., and recorded in book 78 on page 3624 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By

Dorothea J. Helisch

County Clerk Recorder

Deputy

Fee \$3.00